

North Gate Station

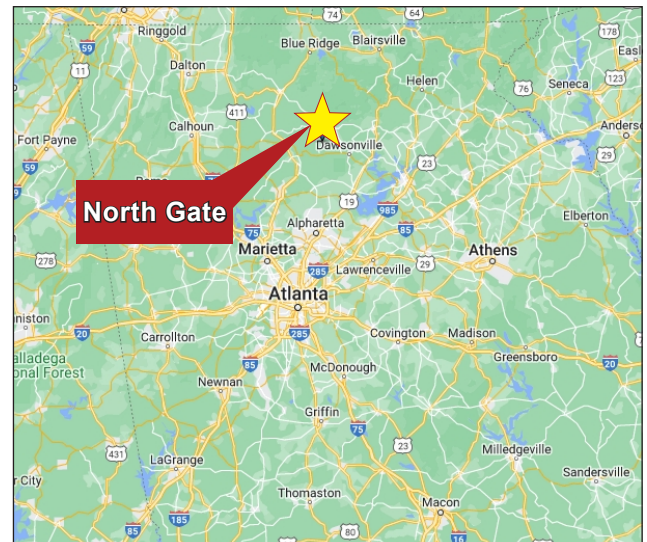
One (1) 2,450 SF Building and One (1) 1,124 SF Space

Located in Affluent Area of Big Canoe



88 North Gate Station Drive, Marble Hill, GA 30148

- One (1) 2,450 SF space - Free Standing Building and One (1) 1,124 SF space
- Relatively new center build in 2007 with beautiful, custom train station design
- Excellent curb appeal and lots of natural lighting
- Sits directly across from the Big Canoe North Gate entrance
- Affluent area with an average household income of about \$140,000 in a 3-mile radius



Demographics

	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2022	5,454	8,814	36,731
Projected 2027 Population	6,578	10,508	42,527
Est. Annual Growth 2022-2027	4.1%	3.8%	3.2%
Total Households	2,420	3,698	14,332
Average Household Income	\$139,789	\$116,441	\$91,392
Median Age	63	57.5	47.2

Traffic Count

37,052

Steve Tate Highway

FOR MORE INFORMATION, CONTACT:

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